



Front Elevation

Address: 158 The Circle, Sheffield, S2 1QJ

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Client: Mrs. Bina Ogbemor

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Surveyor/Agent: Mrs Sarah Sorrell BSc (Hons) C.Build.E MCABE

CABE Membership Number: 62541422



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158 The Circle, Sheffield, S21QJ – Retrospective Planning

1. – Introduction

This document has been written to accompany a retrospective Planning Application for the erection of a conservatory to the rear of 158 The Circle, Sheffield. The conservatory was erected in early 2023, my client assumed that this was acceptable via permitted development rights. However it has since come to light that the property does not benefit from permitted development rights (these were removed through the original permission for the estate 15/04439/FUL) and as such, the afore mentioned conservatory would have required planning permission. A retrospective application to regularise this has been suggested and my client wishes to ensure that any intervention to the property is compliant and approved.

Having spoken with Emma Gregory it is felt that the scheme would likely be favourable, and that retrospective planning should be sought, to include images of the development as completed and any other supporting background information.

2. - Site Characteristics and Context

The proposed site of 158 The Circle is located in the urban sprawl to the Southeast of Sheffield city centre. The Circle sits close to the region of Woodthorpe but sits to the west of the main ring road, the Prince of Wales Road (A6102) The location can be seen in figures 1 and 2.

Sheffield is a city in South Yorkshire, England, whose name derives from the River Sheaf which runs through it. The city serves as the administrative centre of the City of Sheffield. It is historically part of the West Riding of Yorkshire and some of its southern suburbs were transferred from Derbyshire to the city council. It is the largest settlement in South Yorkshire.

The city is in the eastern foothills of the Pennines and the valleys of the River Don with its four tributaries: the Loxley, the Porter Brook, the Rivelin and the Sheaf. Sixty-one per cent of Sheffield's entire area is green space and a third of the city lies within the Peak District national park and is the fifth largest city in England. There are more than 250 parks, woodlands, and gardens in the city, which is estimated to contain around 4.5 million trees. The city is 29 miles (47 km) south of Leeds, 32 miles (51 km) east of Manchester, and 33 miles (53 km) north of Nottingham.

Being to the Southeast of the City, The Circle sits close to the urban areas known as Woodthorpe and Farleigh. Woodthorpe sits in the constituency of Richmond. Richmond was historically a small settlement consisting of a few cottages and Richmond Hall Farm, built in 1668 and demolished in 1966. Gateposts from the farm, which may have originally flanked an entrance to Sheffield Park, can still be seen amidst a housing estate dating from the late 1960s. The area of Woodthorpe was largely developed between and after the wars with parts dating from both the 1930's and 1960's.

The circular street patterns of Queen Mary Road and The Circle are new to the area, having been built to the West of the Woodthorpe Estate in the past 10 to 15 years. The Circle properties are the most recent of these, with the applicants property only being 2 years old.

As the property is new, the rear garden is a blank canvas of new grass with no new features. The applicant installed a conservatory recently, early in 2023, this does not overlook neighbouring properties. The boundaries of this site to the rear all consist of close board timber fencing. The property is surrounded by other similar properties being in an estate setting. The garden backs onto the properties of Archdale Road, however the gardens of The Circle are spacious, extending some 35 meters from the rear of the property. The location of the property can be seen in figure 1 and 2.



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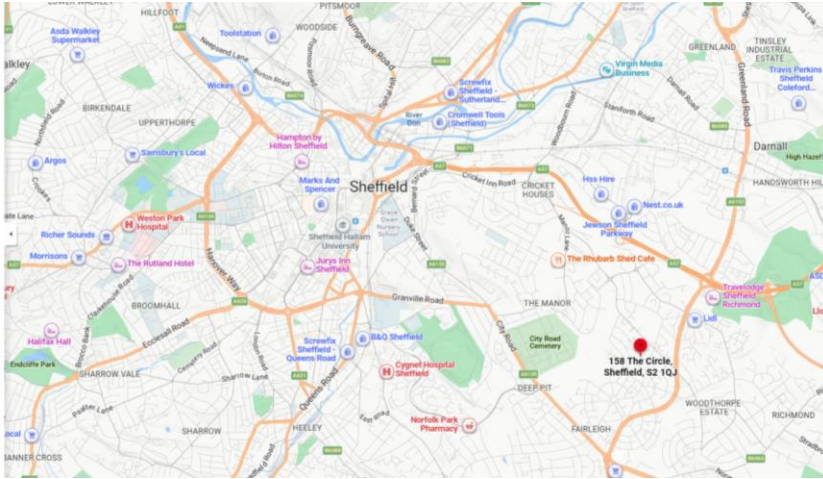


Figure 1 – Location within the City of Sheffield



Figure 2 – Location on The Circle

3. - The Development

The existing property is a new build red brick, 2 storey, semidetached house, completed and sold in 2019. Having moved in during 2021 my client erected a conservatory to the rear of the property within the first couple of years of occupancy, believing this to be allowable under permitted development rights. The additional space supports the clients need to work from home and allows the whole family space to be comfortable in both their jobs and social time. It has since been discovered that the property does not benefit from permitted development rights (these were removed through the original permission for the estate 15/04439/FUL) and as such, the recently constructed rear extension would have required planning permission.

The conservatory space enhances the home and provides additional much needed recreational space, wholly proportionate for a 3-bedroomed family home.



4. – Design Principles

The footprint of the conservatory is modest at 4200mm x 3000mm and the eaves are 2250mm with the overall external highest ridge point being 3200mm.

The site itself is narrow, the property is semidetached to the right hand and sits within a street of priorities with a similar design. The main dwelling style displays red brick walls with dark grey UPVC windows and a composite slate roof. The conservatory has been designed sympathetically with matching red brick structure, dark grey UPVC windows and doors and a composite slate roof. Full details of the conservatory design can be found in figure 3.

The garden is sloping in nature, and as such the conservatory sits at the lower end of the site, flush to the back of the property. As such it does not overlook or have views of any neighbouring properties. The eaves height of the structure is barely higher than the adjacent 1.8m boundary fence and from a seated or stood position within the room, no view of any spaces within the neighbouring is available.

The properties at the end of the garden are some 3 meters away from the rear wall of 158 The Circle, at a much higher level and behind a 1.8m fence, no view is available into the rear of the properties on Archdale Road from within the conservatory.

The conservatory has independent heating and external grade doors between it and the rear of the property, ensuring the main dwelling is thermally protected. As such Building Regulation approval would not have been required for the installation; however it is known that there is a 600mm concrete strip footing below the wall structure. The structure has been inspected by us, Chartered Building Engineers and was found to be built to an excellent standard. The structure matches the existing dwelling and appears to have always been there, seamlessly blending, the finished structure can be seen in figure 4. The structure is diminutive and the hipped roof style slopes back towards the main house, being much less prominent than a standard pitched roof.

It is felt that the design and purpose adheres to the core planning strategy by contributing to place-making, being a high-quality build that contributes to the health and safety of the occupants and considers the environment. The addition of this family space contributes towards a sustainable and successful neighbourhood.

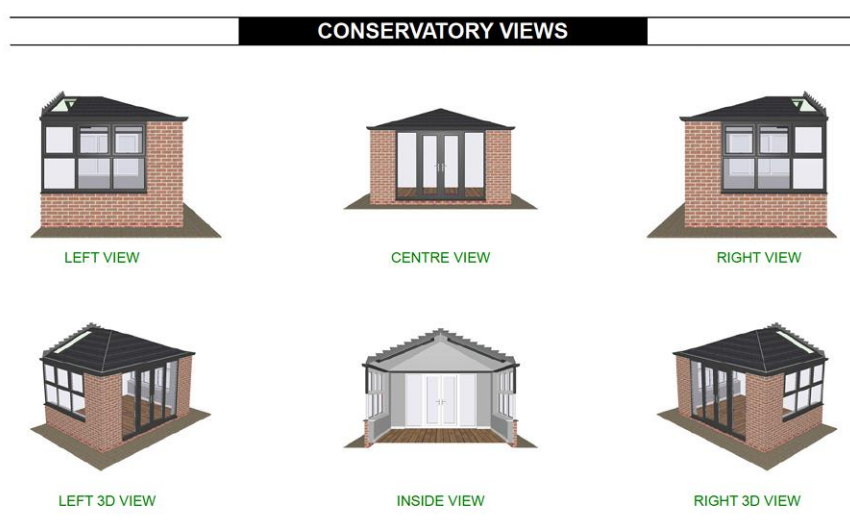


Figure 3 – Front elevation





Figure 4 – Completed Structure

5. – Relevant Planning Policy

The relevant Local Authority for Planning matters here is Sheffield City Council, as such the Sheffield Development Framework Core Strategy Adopted March 2009. There is a further draft plan that has not yet been adopted.

The conservatory is to all intents and purposes back land development, the completed development cannot be seen from the road however the relevant planning policy below outlines the considerations and design measures that have been taken and why it is felt the scheme should be approved and accepted as an existing erection.

Sheffield City has set out in its policy to be a successful, distinctive city of European significance at the heart of a strong city region, with opportunities for all. Their approach to achieving this vision will be built upon three key principles:

Prosperity: We will actively seek to make the city competitive in economic terms, attracting investment and providing an environment that enables wealth to be created.

Inclusion: We will promote access to opportunities and services, so that all residents can take advantage of the benefits of living in the Sheffield area.

Sustainability: Our actions will meet the needs of the present without compromising the ability of future generations to meet their own needs.

The proposed small-scale development embodies these principles completely. The conservatory enhances the home and provides an environment that increases their habitable space, allowing the applicant to work from home as required and fulfil their employment requirements and prosper.

It also offers a secondary space within the home that the applicant can use to worship with friends and family and provide a space where their culture and faith can be embraced .



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It is felt that the small rear extension to the 3-bedroomed home contributes to a Sustainable community and embraces the principles of sustainable development:

Active, inclusive, and safe - The annexe allows the family to share in cultural and social activities together in a safe environment.

Environmentally sensitive – Consideration has been taken to ensure that the build process and materials used are sustainable and kind to the environment.

Well designed and built - Great care has been taken to ensure that materials are sensitively matched to the existing. There have been several design options that have been considered and evaluated carefully by the agent and applicant to ensure that the building is aesthetically pleasing whilst also meeting need. There is a robust accompanying specification to ensure that the build quality is good and future proofed.

Well-connected and Thriving - The annexe allows the family to thrive and share in the local community together. It serves work, social, and cultural space for the family to grow and evolve in the future and removes the risk of the family relocating and thriving in another area.

Fair for everyone – The above facts serve the applicant well with no negative impact on those neighbouring, embodying this statement.

The external appearance of the structure has been designed using similar materials to the property and to reflect the character of the surrounding environment. The scale and orientation of the design has been considered to reduce the overall impact on the site due to its width and surrounding buildings in order to mitigate any overlooking issues and will not result in the visual or physical coalescence with any neighbouring properties.

As previously mentioned, the form of the proposed design has been derived from the form and design of the existing property. The scope of the extension was kept away from the detached premise and the roof kept to a hipped profile to slope away from any neighbours and reduce the overall height, removing a fixed bold ridge line.

Any future Landscaping immediately to the rear of the conservatory will be created from permeable materials to ensure that surface water flood risk maintains low.

d. minimising water consumption and maximising water re-cycling.

e. re-using existing buildings and vacant floors wherever possible; f. designing buildings flexibly from the outset to allow a wide variety of possible future uses.

g. using sustainable materials wherever possible and making the most sustainable use of other materials.

h. minimising waste and promoting recycling, during both construction and occupation

The extension has been carefully designed to ensure that the scale is effective and meets needs, in such a way that cause no disruption or negative impacts to the neighbours. For all of the below points the proposed development has looked to overcome any issues mentioned from point M to U.

Amenity Considerations .

The amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development. Proposals should demonstrate, where applicable and to a degree proportionate to the proposal, how the following matters have been considered, in relation to both the construction and life of the development:

m. Compatibility with neighbouring land uses.

n. Overlooking.

o. Overshadowing.

p. Loss of light.

q. Increase in artificial light or glare.



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- r. Adverse noise and vibration.
- s. Adverse impact upon air quality from odour, fumes, smoke, dust and other sources.
- t. Adequate storage, sorting and collection of household and commercial waste, including provision for increasing recyclable waste.
- u. Creation of safe environments.

The relevant planning policy is underpinned by an aspiration for sustainable growth in homes, jobs, services, and facilities; this small and modest extension will ensure that another modern-day family are able to live in their new dwelling sustainably and contribute actively to that community and society.

6. – Other Compliance Matters

Heritage Designation

The property is not listed and not within a conservation area.

Flooding

The property sits in an area at very low risk of flooding from rivers and the sea (Fig 5). Very low risk means that this area has less than 0.1% chance of flooding each year. The Environment Agency is responsible for managing the flood risk from rivers and the sea.

Desk top research shows that the property is in a very medium-risk area of surface water flooding, sometimes known as flash flooding, this

- happens when heavy rain cannot drain away
- is difficult to predict as it depends on rainfall volume and location
- can happen up hills and away from rivers and other bodies of water
- is more widespread in areas with harder surfaces like concrete

Very low risk means that this area has a chance of flooding of less than 0.1% each year. Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information.

Due to the above factors a flood risk assessment will not be required as part of the application.

Party Wall Consent

A party wall is one that separates adjoining homes which owners on either side have a legal interest. Strictly speaking, the owner on one side commits a trespass if they carry out works to the wall without the consent of their neighbour

With regards to these proposed alterations, party wall consent will be required. When we develop close to another boundary there is a concern that the proposed earth works, and new footing may disturb or undermine neighbouring structures. As the proposal sees excavation within 3 or 6 meters of a neighbouring structure, we will serve a Notice of Adjacent Excavation. The rules of when to serve these notices are detailed below: -

- If you are excavating within 3 meters of a neighbouring structure and it is anticipated that your foundations will be to a lower level than the existing foundations a 3-meter notice should be served. If you cannot confirm the depth of



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the neighbours foundations caution should be exercised and notice given. Notice is required for trail holes as well as substructure works.

- If you are excavating within 6 metres of a neighbouring structure, if any part of that excavation intersects with a plane drawn downwards at an angle of 45 degrees from the bottom of their foundations, taken at a line level with the face of their external wall (this will normally mean that you are using piled foundations) then a 6-meter notice should be given.

In this instance the excavation required for new building will specifically be kept inside the boundary of the applicants property and no party wall notice will be required.

Other

- The property is known to sit within the coal field. Potentially the planning process associated with approval of this development will be required to have investigated the ground conditions thoroughly and deemed the proposals appropriate. If a proposed housing development is in a mining risk area, it may be required to submit a Coal Mining Risk Assessment to the Local Planning Authority.

The aim of this assessment is to identify any coal mining legacy risks and set out a proposed mitigation strategy to demonstrate to the Local Planning Authority that the site can be made safe and stable for the proposed development, as this is a new housing development site it is hoped that this ground has been deemed as a low-risk development site and that no further action will be required.

- The applicant is the sole Freehold Owner of the property and as such has the full authority to undertake the proposed alterations.



7. – Conclusion

The Circle sits within the Southeast Urban Housing Market Renewal area and this small development helps to further ensure that this new property will fully fulfil its potential within this area.

Challenge 15 of the local planning policy acknowledges that changes are already taking place to the appearance of the city, and that these will continue and transform both the image and reality of life and work here. This will involve planning and pressing for good design, safeguarding areas where the environment is already acceptable and supporting improvements. The challenge in all types of area is to ensure high-quality design and environments that reflect the needs of users of spaces and buildings and enhance the city as a whole. This small development reflects this challenge.

The proposed development is acceptable due to its efficient use of back land to an existing recent development, to ensure that the property remains relevant and sustainable for the modern-day family.

The proposal is diminutive, unobstructive and achieves a good quality of design that uses matching materials to the existing build and respects the surrounding residents in scale and layout. There are no technical constraints as the completed scheme does not prejudice the safe or efficient use of the public highway and would not give rise to any severe impacts to highway safety. Furthermore, the proposal does not adversely impact upon the level of private amenity which the occupiers of nearby properties reasonably expect to continue to enjoy. Accordingly, planning should ideally be approved as the completed erection, and it complies with relevant policies and goals from the Sheffield Development Framework Core Strategy.

The client spent much time considering the design to ensure that it was sympathetic to the area and has been somewhat shocked to find out the permitted development rights had been removed. They have every intention of ensuring that all interventions at their property are compliant and in one with the requirements set out in local policy. Hence the submission of the retrospective application, this expressed their regret that any misdemeanour occurred.

